Karen Johnson Davidson County
Batch# 432024 DEEDWARR
07/07/2020 01:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200707-0073218

WARRANTY DEED

State of Tennessee
County of ~~Rutherford~~ SUMNER (VP)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2020

Notary Public

MY COMMISSION EXPIRES ~~March 05, 2023~~ 11-30-2020

(AFFIX SEAL)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jesus Daniel Gonzalez Guzman Hannah Kathryn McCarthy	New Owners	061-04-0-024.00
(NAME)	(NAME)	
4911 Ruskin Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Raymond J. Bouley, and wife, Helen M. Bouley** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jesus Daniel Gonzalez Guzman and Hannah Kathryn McCarthy, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a point in the westerly margin of Ruskin Avenue at the northwest corner of Lot No 7 on the plan M.C. McGauhey's First Haysboro Subdivision of record in Book 843, Page 23 in the Register's Office for said county; thence with north line of Lot , north 79 degree 05 min west 227.1 feet passing the northwest corner of Lot No 7 at 222.9 feet ; thence north 26 degree 30 min east 121.7 feet to a point; thence south 79 degree 5 min, east 131 feet to a point in the southwest margin of a 50 foot unnamed street; thence with the margin of same south 17 degree 35 min, east 130 feet to a point; thence south 11 degree 34 min west 3.5 feet to a point in the original terminus of Ruskin Avenue at the northwest intersection of Ruskin Avenue, thence north 79 degree 5 minutes west 4.2 feet to the point of beginning.

Being the same property conveyed to Raymond J. Bouley and wife Helen M. Bouley by Quit Claim Deed from Raymond J. Bouley, surviving tenant dated February 17, 2016 of Instrument No. 201602190015939 in the Registers's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4911 Ruskin Ave., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 1st day of July, 2020.

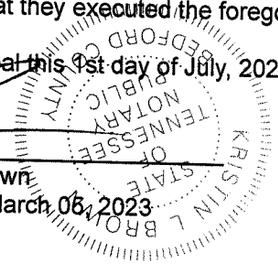
Raymond J. Bouley

Helen M. Bouley

State of Tennessee
County of Rutherford

Personally appeared before me Raymond J. Bouley and Helen M. Bouley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of July, 2020.



Notary Public Kristin L. Brown
My Commission Expires: March 06, 2023

File No.: 24198

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

